

# NOTICE OF SHERIFF'S LEVY & SALE

STATE OF IOWA  
DALLAS COUNTY } SS.

Iowa District Court  
COURT CASE # EQCV042107  
SHERIFF NUMBER 20000366

- ☒ Special Execution  
☐ General Execution  
☐ Other

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF  
CITIGROUP MORTGAGE LOAN TRUST 2019-A

PLAINTIFF

V

BRENDA D. SCHNELL; RANDY L. SCHNELL;; CARLA J. SCHNELL; MELVIN E. SCHNELL; PARTIES IN POSSESSION  
DEFENDANT (Judgment Debtor)

As a result of the judgment rendered in the above referenced court case, an execution was issued by the court to the Sheriff of this county. The execution ordered the sale of defendant(s)

☒ Real Estate ☐ Personal Property ☒ described below: ☐ on attached sheet:  
to satisfy the judgment. The property to be sold is:

395 NE CARDINAL LANE, WAUKEE, IA 50263

**LOT 18 IN GRACEWOOD, AN OFFICIAL PLAT, INCLUDED IN AND FORMING A PART OF THE CITY OF WAUKEE,  
DALLAS COUNTY, IOWA**

The described property will be offered for sale at public auction for cash only as follows:

Date of Sale <b>6/10/2020</b>	Time of Sale <b>9:30 AM</b>	Place of Sale <b>303 S. 10<sup>TH</sup> ST., ADEL PUBLIC LIBRARY, ADEL, IA</b>
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☒ Homestead: Defendant is advised that if the described real estate includes the homestead (which must not exceed ½ acre if within a city or town plat, or, if rural, must not exceed forty (40) acres, defendant must file a homestead plat with the Sheriff within ten (10) days after service of this notice, or the Sheriff will have it platted and charge the costs to this case.

☐ Redemption: After the sale of real estate, defendant may redeem the property within

☒ This sale is not subject to redemption.

☒ Property exemption: Certain money or property may be exempt. Contact your attorney promptly to review specific provisions of the law and file appropriate notice, if applicable.

Judgment Amount <b>\$240,078.30</b>	Costs <b>\$12,349.19</b>	Accruing Costs <b>Plus</b>	Interest <b>5.0000%</b> <b>From 01/14/2020</b>	Attorney <b>C. ANTHONY CRNIC</b> <b>THE SAYER LAW GROUP, P.C.</b> <b>WATERLOO, IA</b> <b>319-234-2530</b>
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**Chad Leonard**  
Sheriff Dallas County

**Ray Dirksen**  
Civil Deputy